



Redevelopment Agency of the City of San Diego

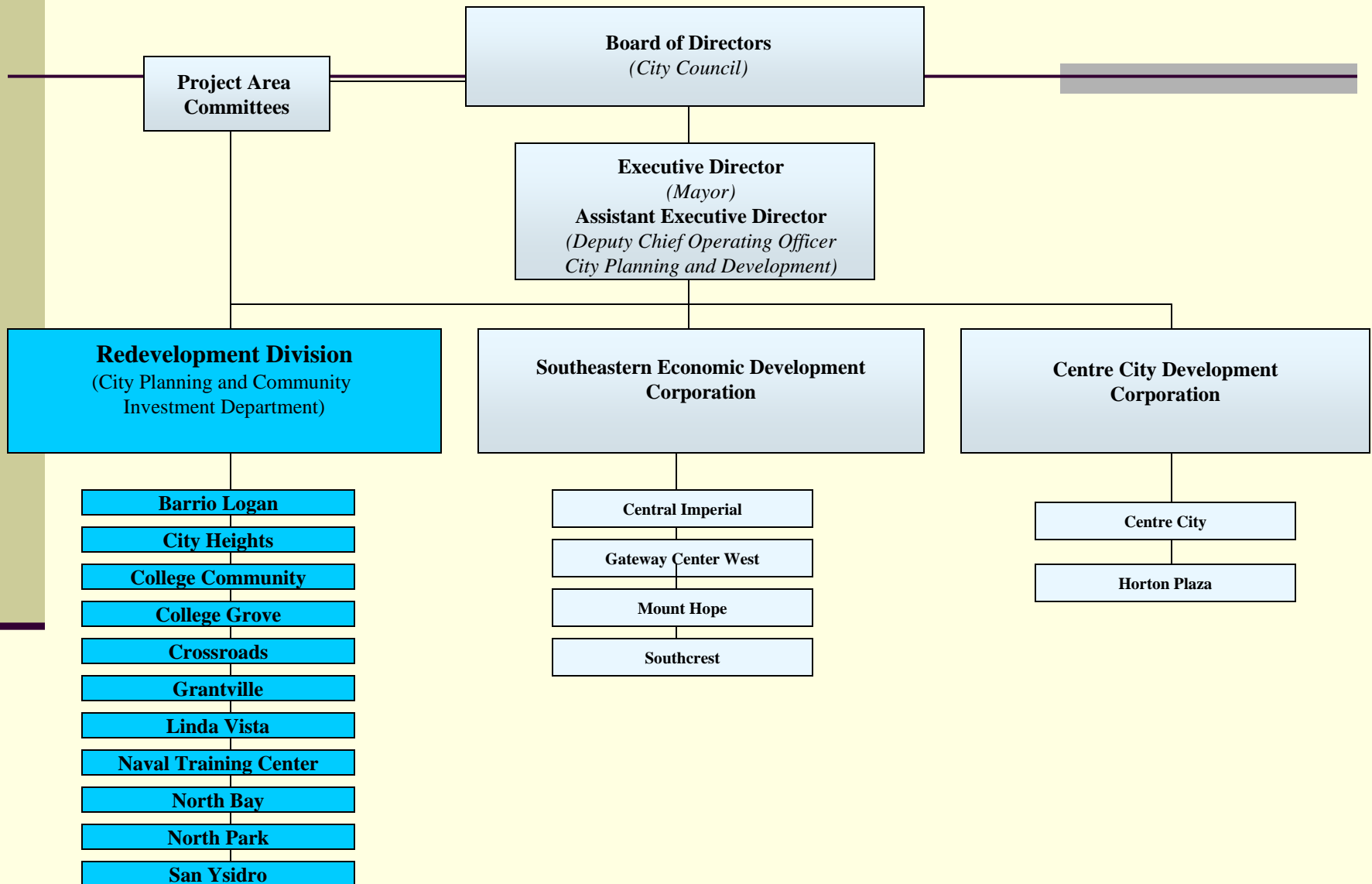
Pre-Submittal Conference for Request for Qualifications for Architects and Sustainable Design Consultants

September 26, 2008

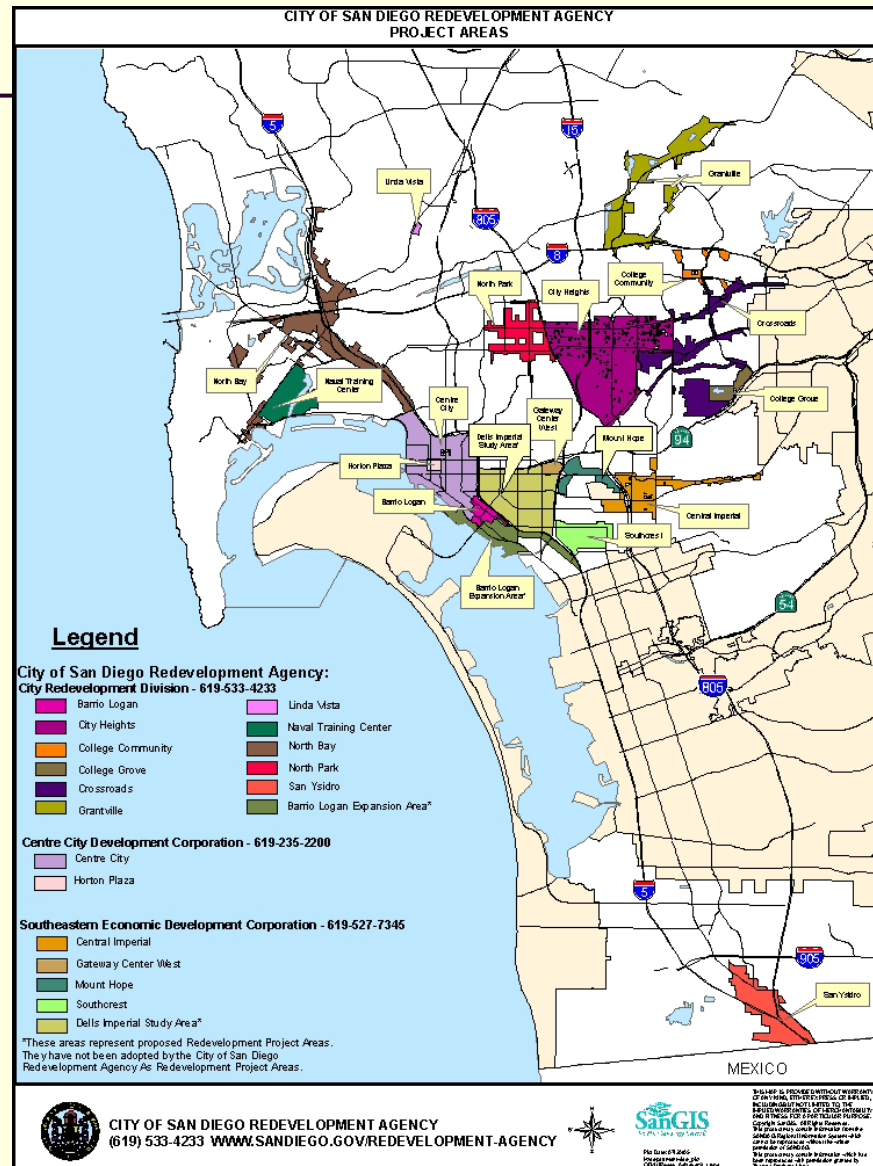
Background

- The Redevelopment Agency consists of three entities: the Centre City Development Corporation, the Southeastern Economic Development Corporation, and the Redevelopment Division of the City of San Diego's City Planning & Community Investment Department ("Redevelopment Division")
- This solicitation for consultant services is only for the 11 project areas managed by the Redevelopment Division, which include approximately 7,613 acres (11.9 square miles)

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Map of Redevelopment Project Areas

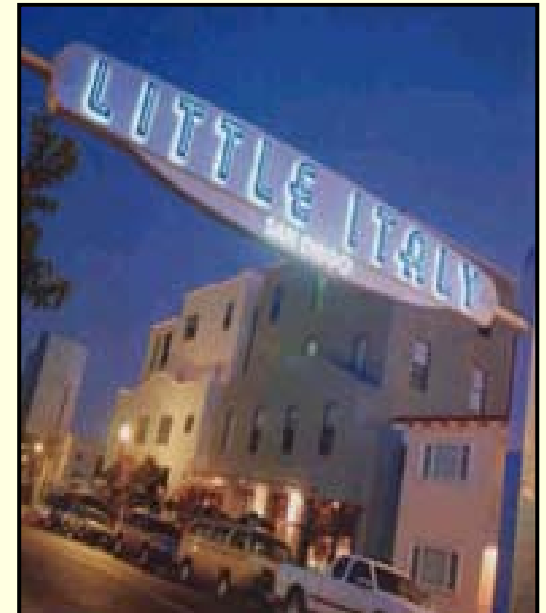


Goals of the Redevelopment Agency

- Foster green building in all redevelopment project areas
 - reduce resource consumption, operating costs, and environmental impact
 - improve the overall health and well being of occupants
- Foster building designs that are appropriate for their location
 - consistent with the General Plan and local community plans and design guidelines
 - are a “fit” with surrounding buildings and spaces

Urban Design Element of the General Plan

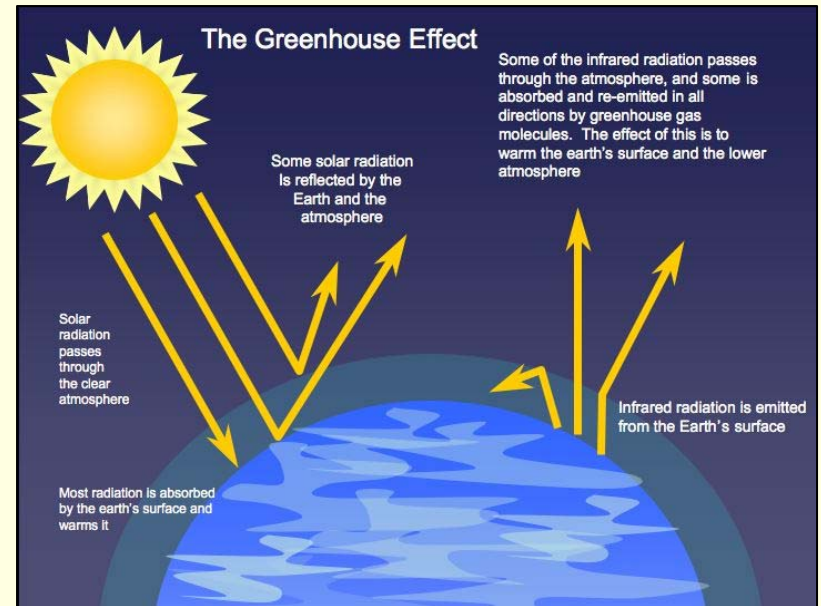
- Respect the city's natural features and distinctive neighborhoods
- Create diverse, walkable, mixed-use villages
- Design vibrant public spaces and prominent civic architecture
- Provide public art



Conservation Element of the General Plan

■ Climate Change

- reduce carbon footprint, mitigate impacts, and adapt to changes
- address sustainable building and practices that reduce global climate change



City of San Diego's Sustainable Building Policy

- Expedites the ministerial review process for projects that utilize renewable energy resources and exceed Title 24 energy requirements
- Expedites the discretionary review process for projects that exceed energy guidelines
 - incorporates LEED 2.0 Silver Level Certification for commercial projects
- The policy is currently being updated to become more comprehensive and to reflect updates to LEED and include other rating systems such as Build it Green (residential)

Anticipated Consultant Services

- Agency envisions entering into five-year contracts for up to \$100,000 per year with consultants to provide services on an “as needed” basis
- Such services may included
 - consultation with developers to identify opportunities to incorporate sustainable design features and design features appropriate for the community
 - pre-design of Agency opportunity sites that would then be put out to bid for a developer
 - review of Agency RFPs/RFQs and developer contracts
 - a wide range of other consultant services as outlined in the RFQ

Selection Criteria

- Agency is targeting firms that provide comprehensive architectural and sustainable design services
 - The number of firms selected for contracts will be determined based on the quality of the responses
- Consultants with specialized skills (i.e. landscape design) are encouraged to team up with other firms
 - The check-in list will be sent out to those that noted that their information may be shared with others
- Agency places a preference on contracting with local firms
 - Firms located outside the city may be considered based on their background and experience

RFQ Submittal Timeline

Selection of the provider of the required consultant services will conform to the following tentative schedule:

Submittal of Qualifications Deadline	Monday, October 20
Review Submittals	October 21-October 31
Offers and Contract Negotiations	November 3-November 14
Final Contract Approval	December 19, 2008

One original and two (2) copies of the submittal shall be delivered **no later than 5:00 p.m.** on the Submittal of Qualifications date

Note: Dates are subject to change - be sure to sign-in to be notified of any changes (updates will also be on the website)

<http://www.sandiego.gov/redevelopment-agency>



■ *Questions?*